

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

Kathleen Bruce
9880 Elkhorn Road
Las Vegas, NV 89149
PH: 240-7187
E-mail: kathybruce@mfire.com

April 16, 2007

Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

Re: GPA-20465

Request to Amend a portion of the Centennial Hills Sector Plan of the Master Plan
From: R (RURAL DENSITY RESIDENTIAL) TO: PCD (PLANNED COMMUNITY DEVELOPMENT) on 23.3 acres at the southeast corner of Hualapai Way and Deer Springs Way.

Planning Commission meeting April 26, 2007

I object to the above GPA for the following reasons:

The NE portion of the subject property lies within the Rural Neighborhood Preservation District and by agreement shall remain so for the life of the County/City Interlocal Agreement adopted Jan. 2002.

The remainder of the subject property lies in the Rural Density Residential District that was adopted as a narrow "buffer" or "transitional" zone separating the Rural Neighborhood Preservation District from the higher densities on all sides. To change this property to PCD would destroy the "buffer" zone by allowing for much higher densities and even commercial to abut the RNP district.

To rezone this property to PCD would set a precedent that would make it a possibility that the entire "buffer" zone on the south and west of the RNP district could be rezoned. This would decrease the value of our property and the quality of our life within the RNP district.

The intersection at Hualapai and Deer Springs is already very congested at certain times of the day and no one currently lives in Providence. When the 7,000 plus residences in Providence are occupied and the people try to access the 215 or Deer Springs to Durango this intersection will be a nightmare. Adding commercial or higher density adjacent to this intersection will only compound the problem.

Discussion:

The applicant recently held a neighborhood meeting with the residents of the RNP District. There was a very high turnout and the residents were unanimous in their opposition to any rezoning of this property.

The applicant's representative stated that because of the properties proximity to the 215 that the parcel would be more suited to a use other than rural density residential. I wish to remind the commissioners that the taxpayers spent a small fortune to have the 215 constructed about 30 feet below grade through this area to lessen the impact on residents. If you currently stand on Deer Springs in this area and look toward the 215 you do not even know it is there. In fact, this is one of the most desirable locations on the entire beltway to locate residences near the right-of-way.

When asked, the applicant's representative stated they had not yet decided on a use for the property. He admitted they had discussed commercial and or apartments as a possible use. A developer owns about 35 acres on the north side of Deer Springs, in the RNP District, and plans to build estate homes on ½ acre lots. The proposed use would not be compatible with homes of this type.

I urge you to deny this application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kathleen Bruce', with a stylized, flowing script.

Kathleen Bruce

CC: Councilman Steven D Ross
Commissioner Chip Maxfield

9645 Haley Ave.
Las Vegas, NV 89149-1353
PH: 656-4241
E-mail: kenoplac@att.net

April 14, 2007

Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

Re: GPA-20465

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We urge you to deny this application.

Sincerely,



Richard E Lemmon, DVM



Karin R Lemmon, DVM

CC: Councilman Steven D Ross
Commissioner Chip Maxfield

Coral Conley
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Protest Letter

Craig Platt
7025 Eula Street
Las Vegas, NV 89149-1353
PH: 839-1677
E-mail: vegasideaman@aol.com

April 22, 2007

Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

Re: GPA-20465

Request to Amend a portion of the Centennial Hills Sector Plan of the Master Plan
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To rezone this property to PCD would set a precedent that would make it a possibility that the entire "buffer" zone on the south and west of the RNP district could be rezoned. This would decrease the value of our property and the quality of our life within the RNP district.

There are a number of problems that I see related to this application. When people move into an area, they should have the expectation that zoning rules are going to be adhered to. Many people invest their hard earned savings to create a lifestyle that they deserve and prefer. It is terribly unfair to change the rules midstream and impact their quality of life. The interlocal agreement recognized that the RNP zoning was important in preserving and protecting those citizens that preferred that particular life style. It is crucial to developing diversity within the community. The interlocal agreement provides a

blueprint for development that was agreed upon and thus should be followed. Anything other than that creates a slippery slope where citizens can never believe in the integrity of any plans put before them by any government agency. It also creates a situation, where in fact, no real planning for an area is done. Projects are approved haphazardly with the overall outcome a mess of projects with no comprehensive end game to improve an area and the quality of life within it.

The intersection at Hualapai and Deer Springs is already very congested at certain times of the day and no one currently lives in Providence. When the 7,000 plus residences in Providence are occupied and the people try to access the 215 or Deer Springs to Durango this intersection will be a nightmare. Adding commercial or higher density adjacent to this intersection will only compound the problem.

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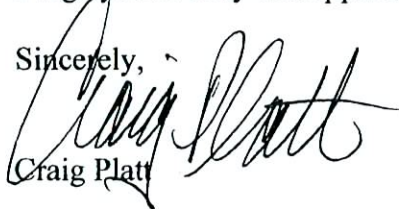
Developers can always attempt to justify their projects and make a claim that it is in the public's best interest. Despite their rhetoric, the reality is that these projects are only in the developer's best interest and everyone else **be damned**.

The applicant's representative stated that because of the properties proximity to the 215 that the parcel would be more suited to a use other than rural density residential. I wish to remind the commissioners that the taxpayers spent a small fortune to have the 215 constructed about 30 feet below grade through this area to lessen the impact on residents. If you currently stand on Deer Springs in this area and look toward the 215 you do not even know it is there. In fact, this is one of the most desirable locations on the entire beltway to locate residences near the right-of-way.

When asked, the applicant's representative stated they had not yet decided on a use for the property. He admitted they had discussed commercial and or apartments as a possible use. A developer owns about 35 acres on the north side of Deer Springs, in the RNP District, and plans to build estate homes on ½ acre lots. The proposed use would not be compatible with homes of this type.

I urge you to deny this application.

Sincerely,



Craig Platt

CC: Councilman Steven D Ross
Commissioner Chip Maxfield

4/24/07

FAX TO: CITY OF LAS VEGAS- PLANNING

ATTN: ANDREW REED

RE: GPA-20465 -OPPOSITION TO ZONING CHANGE

DEAR MR REED,

AS A PROPERTY OWNER IN THE IMMEDIATE NEIGHBORHOOD OF A 5 ACRE RU ZONED HOMESITE (INACCURATELY LABELED AS PCD ON YOUR RECENT MAILING) FRONTING ON 10225 DEER SPRINGS WAY AND BORDERED BY EAGEN CREST AND BATH ON THE SOUTH, I AM EXPRESSING MY OPPOSITION TO ANY ADDITIONAL CHANGES AWAY FROM RURAL ZONING IN THE AREA.

FAR TOO MANY CHANGES TO ORIGINAL PLANNING HAVE BEEN MADE IN PIECE MEAL FASHION LIKE THIS OVER THE PAST FEW YEARS IN THIS NEIGHBORHOOD .THE RESULT BEING RURAL PROPERTY OWNERS LIKE MYSELF, ZONED FOR HORSES AND MULTIPLE ANIMALS WITH A PCD ON MY WESTERN PROPERTY WALL.THIS WAS EXACTLY THE REASON I LEFT MY HOME IN THE PAINTED DESERT AND PIONEERED THE CENTENNIAL HILLS AREA.

THE COUNTY HAS ALWAYS SAID THAT THE AREA EAST OF HUALAPAI TO GRAND CANYON WOULD REMAIN RURAL DENSITY. PLEASE STICK TO THE PLAN FOR ONCE ANDAVOID FUTURE COMPLICATIONS AND ERRORS LIKE OTHERS ALREADY MADE IN THE AREA.

RE: INACCURATE ZONING ON YOUR MAILING-

WOULD YOU PLEASE CORRECTLY LABEL MY PARCELS AS RU ZONINNG (SEE ATTACHED CORRECTED MAP FOR THE LOCATION REFERRED TO ABOVE) AND CORRECT IT IN ALL THE CITY FILES AND REMAIL IT TO THOSE IN THE NEIGHBORHOOD ADVISING THEM OF THIS MISTAKE. PLEASE FAX BACK A COPY OF THE CORRECTED DOCUMENT TO ME AT 702-658-7617 SO THAT I KNOW THE MISTAKE IS CORRECTED.

SINCERELY,

A handwritten signature in black ink, appearing to read "Randy McCaskey". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

RANDY MCCARTHY
10225 DEER SPRINGS WAY
LAS VEGAS, NV 89149

CC: CHIP MAXFIELD – COUNTY COMMISSIONER
KIM BUSH

Carole Lee Squires
9685 Elkhorn Road
Las Vegas, NV 89149-1911

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April 17, 2007

Planning and Development Department
Current Planning Division
Clark County
Las Vegas, Nevada

Re: GPA-20465

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from: R (RURAL DENSITY RESIDENTIAL) TO: PCD (PLANNED COMMUNITY
DEVELOPMENT) on 23.3 acres at the southeast corner of Hualapai Way and Deer
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Discussion:

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Carole Lee Squires
9685 Elkhorn Road
Las Vegas, NV 89149-1911

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I urge you to deny this application.

Sincerely,



Carole Lee Squires
702/499-2209
triodogs@aol.com

CC: Councilman Steven D Ross
Commissioner Chip Maxfield

Pinnacle Nevada Corp.

April 20, 2007

Elizabeth M. Sorokac
Kummer Kaempfer Bonner Renshaw and Ferrario
3425 Cliff Shadows Parkway
Suite 150
Las Vegas, NV 89129

RE: City of Las Vegas GPA 20465
SE Corner Deer Springs and Hualapai

Dear Elizabeth:

Thank you for speaking with me last week regarding the above application. As I understand this application, it is not actually a zoning request, but a reclassification of the property on the general plan. At a later date, a zoning application for the intended use would be made, at which time much greater detail would be available for review.

In the event that the City of Las Vegas agrees that it is appropriate to change the General Plan and approves the application, then we would appreciate your contacting us when any plans are available for review, as a change in the General Plan would have an impact on our property (35 acres) due north across Deer Springs from this location.

Please contact me with any questions. Thank you.

Sincerely,



Frank E. Wyatt
President

CC: City of Las Vegas Planning and Development
Commissioner Chip Maxfield